

PLANNING PROPOSAL – MAJARA STREET

(REVISED) FEBRUARY 2017

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1 EXECUTIVE SUMMARY

This Planning Proposal seeks to amend the provisions of the Palerang Local Environmental Plan 2014 (PLEP 2014) to facilitate approval for low density residential development.

The subject site comprises approximately 1.42 hectares on Majara Street Bungendore and is located on the southern side of Bungendore (the Site). The Site has no flooding or heritage constraints, limited agricultural value and has historically been used for grazing purposes.

The Site is zoned IN2 Light Industrial pursuant to the PLEP 2014 which commenced on 31 October 2014. Under the PLEP 2014, adjoining land to the south is zoned R2 Low Density Residential whilst the two lots to the north are zoned IN2 Light Industrial. The Planning Proposal seeks to rezone the site from IN2 Light Industrial to R2 Low Density Residential and introduce a 1,000m² minimum lot size. It is anticipated that this would allow the creation of approximately ten new residential lots.

Prior to the commencement of the PLEP 2014 on 31 October 2014, the land was zoned 2(v) Village Zone under the Yarrowlumla Local Environmental Plan 2002. The objectives of the 2(v) Village Zone sought to permit a range of residential accommodation, light industrial and urban facilities to contribute toward a rural community. Notwithstanding the former LEP zoning provisions, the former DCP nominated the Site and surrounding area as 'Precinct 3 – Industrial'.

In the preparation of the PLEP 2014, the Council granted weight to the former DCP precincts in determining zoning. As a result, the site was rezoned IN2 Light Industrial and residential land uses were subsequently prohibited.

The 5 lots to the south of the site are all zoned R2 Low Density Residential under the PLEP 2014, some of which have recently been subdivided for the purpose of low density residential dwellings. The 2 lots directly north of the Site are zoned IN2 Light Industrial, are in separate ownership to the Site and have been approved by Council for a light industrial subdivision (DA 2015.172).

The intent of this Planning Proposal is to rezone the Site to R2 Low Density Residential under the PLEP 2014 to enable the economic and rational redevelopment of the Site in connection with the vacant residential zoned land adjoining the site to the south and the approved residential subdivision over lots 4, 5 and 6 DP 1195030.

The planning proposal seeks to minimise land use conflicts between the IN2 Light Industrial land adjoining the site to the north and west. The proponent is agreeable to including methods to ameliorate noise within the development of the Site such as constructing a 3 m high acoustic barrier along the western boundary and/or providing a 10m buffer along the zoning interface. Acoustic treatment measures for the interface between the zones would be available to Council when considering a future application to subdivide the site and would be subject to an acoustic assessment.

Due to the approved subdivision pattern it is anticipated that the future redevelopment of the IN2 Light Industrial lots to the north of the site will comprise modern warehouses, built to side and rear boundaries, which in themselves will provide an acoustic buffer to the Site and surrounding residential land uses. Any consent for the future use of these lots would also need to conform to the current IN2 Light Industrial zoning and zone objectives which seek to “*minimise any adverse effect of industry on other land uses*” and “*ensure that new development has regard to the character and amenity of the locality*”.

This Planning Proposal will enable the logical and strategic use of the Site to provide additional low density development that is cohesive and consistent with the adjoining subdivision. The allotment size and pattern will conform with the overall pattern and scale of the local area and will contribute toward the housing target identified in the Sydney – Canberra Corridor Strategy.

The Bungendore Land Use Strategy and Structure Plan was prepared in accordance with the Yarrowlumla Local Environmental Plan 2002 and adopted by Council on 5 August 2010. The Strategy describes that the previous village zone resulted in substantial undeveloped areas of land within the Bungendore village locality. The strategy suggests there is sufficient water availability for the full development of zoned land within the village, subject to density controls which provide for a minimum lot size of approximately 1,000m², with the exception of multi-unit housing in the central village core only.

To ensure consistency with the Bungendore Land Use Strategy and Structure Plan, the planning proposal also seeks to introduce a minimum lot size of 1,000m². It is anticipated that this will allow 10 additional residential lots on the subject site which equates to a population of 27 people, based on the average household size (per dwelling) of 2.67 (Profile ID, 2016).

Approval of the Planning Proposal will permit the development of the Site for low density residential dwellings in a cohesive manner with the adjoining lots to the south. Critically, the Planning Proposal will not restrict the approved industrial subdivision to the north of the Site and the continuation of industrial uses to the west. Methods of appropriately treating the interface between the IN2 Light Industrial and R2 Low Density Residential zoned properties such as the construction of a 3 m high acoustic wall along the rear boundary and/or the imposition of a buffer to provide physical separation are able to be considered in a future application to subdivide the property. The appropriate measure of acoustic treatment would be subject to a separate assessment and preparation of an acoustic report.

Given the significant area of undeveloped IN2 Light Industrial land available north of King Street, it is unlikely that the proposed rezoning of the Site would result in a noticeable loss of employment opportunities within Bungendore or adversely impact the regional economy.

2 INTRODUCTION

This document has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and *A Guide to Preparing Planning Proposals* (NSW Department of Planning and Infrastructure, 2012) to seek a Gateway Determination of the rezoning of the land for low density residential purposes.

Amendments are sought to the Palerang Local Environmental Plan (PLEP) 2014 to rezone a single lot from IN2 Light Industrial to R2 Low Density Residential and to introduce a minimum allotment size of 1,000 m². The proposed amendments will facilitate the low density residential development of the site in a consistent and cohesive manner with the undeveloped residential land to the south.

The Site is outlined in red in **Figure 1** below.

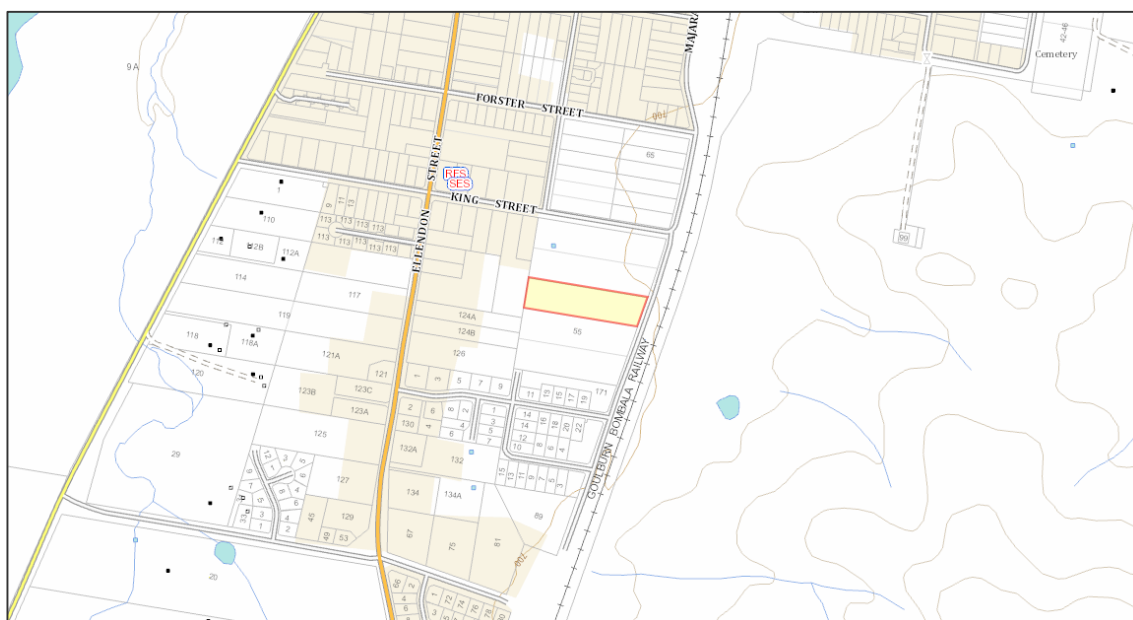


Figure 1: Site Location (Source: Six Maps, 2016)

2.1 Site Address and Ownership

Owners:	Bill Galeff
Address:	Majara Street, Bungendore
Lot Description:	Lot 3 DP 1195030

2.2 Site and Land Use Analysis

The Site comprises one lot, identified as Lot 3 in DP 1195030. The Site is a rectangular shaped allotment with approximate dimensions of 240 metres x 62 metres x 230 metres x 61 metres to the northern, eastern, southern and western boundaries respectively.

The site benefits from a frontage to Majara Street of 62 metres at the eastern boundary and is adjoined by low density residential zoned land to the south. The site is located on the western side of Majara Street, between King Street to the north and Trucking Yard Lane to the south.

The site is vacant and is generally flat with a slight fall in grade from east to west. Along the eastern boundary, the railway line is built on a raised embankment.

The allotments to the north of the Site are zoned for light industrial purposes and are the subject of a current consent for a 14 lot industrial subdivision (DA2015.172). Directly south of the site is vacant R2 Low Density Residential land with a recently completed 29 lot residential subdivision (DA2014.088) located further south toward Finch Street. Land to the east comprises the Goulburn Bombala Rail Line and land zoned for primary production purposes.

Directly west of the site is IN2 Light Industrial zoned land containing a concrete batching plant. This site operates under an existing consent (DA40/94), approved prior to the commencement of the PLEP 2014.

The site is included in Bungendore's urban area. There are no threatened species, flora or fauna on the site. The site contains cleared, grazed pasture and there are no trees or development on the site as depicted within the photographs provided in Figure 2 to Figure 7 below.



Figure 2: Subject site



Figure 3: Subject site in context, viewed looking south from King Street and Majara Street



Figure 4: View opposite site showing railway line and adjoining land to the east of the subject site



Figure 5: View of subdivision and road construction at Lots 6, 7, 8



Figure 6: View of site looking west from Majara Street



Figure 7: View along Majara Street looking north towards Light Industrial Area

2.3 Strategic Background

The following background is relevant to the consideration of the subject Planning Proposal as it details the Council's historical intentions for the use of the site.

Yarrowlumla Local Environmental Plan 2002

Under the former Yarrowlumla Environmental Plan 2002, the subject site was zoned 2(v) Village. The objectives of the 2(v) village zone are as follows:

- a) *To set aside areas in which a range of residential accommodation and urban facilities can be provided for the rural community,*
- b) *To recognise the natural and physical features of each village and to prevent development in unsuitable areas, such as flood-prone land,*
- c) *To control village development so as to achieve the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.*

Light industry was permitted with development consent and defined as follows:

"An industry in which the processes carried on, or the transportation involved or the machinery or materials used do not interfere unreasonably with the amenity of the neighbourhood, being small scale manufacturing, furniture manufacturing, restoration work and the like."

Importantly, permissible uses in the 2(v) Village zone also included residential accommodation of varying scale from single dwellings to dual occupancies and residential flat buildings.

Yarrowlumla Development Control Plan No. 1 Bungendore 2(v) Village and Yarrowlumla Development Control Plan 2002

The preference for the site to be used for light industrial purposes dates back to the former Yarrowlumla Development Control Plan (DCP) No. 1 – Bungendore which was made in November 1993.

In the preparation of the Yarrowlumla Local Environmental Plan (YLEP) 2002 and Yarrowlumla DCP 2002, the 2(v) Village zoning and precinct based approach was retained.

Both of these former DCP's established detailed controls for the development of land zoned 2(v) Village. In each DCP, the village zone was divided into four precincts: residential, commercial, special uses and industrial. An extract from the Precinct Map of the former Yarrowlumla DCP 2002 is provided in Figure 8; the same map was also provided in the 1993 DCP.

The subject site, including properties to the north and west, were located in 'Precinct 3 – Industrial'. The objectives of Precinct 3 – Industrial under both the 1993 and 2002 DCP were:

- a) to provide for light industrial uses;*
- b) to ensure that the amenity of the village is not jeopardised by incompatible industrial uses particularly those which pollute the environment;*
- c) to encourage attractive industrial building design and site landscaping; and*
- d) to facilitate economic development of the village.*

Whilst under both DCP's, the 'preferred land use' for the site was light industrial, the zoning provisions applicable under the former Environmental Planning Instruments (YLEP 1993 and YLEP 2002) permitted a much wider range of uses, including a variety of residential accommodation.

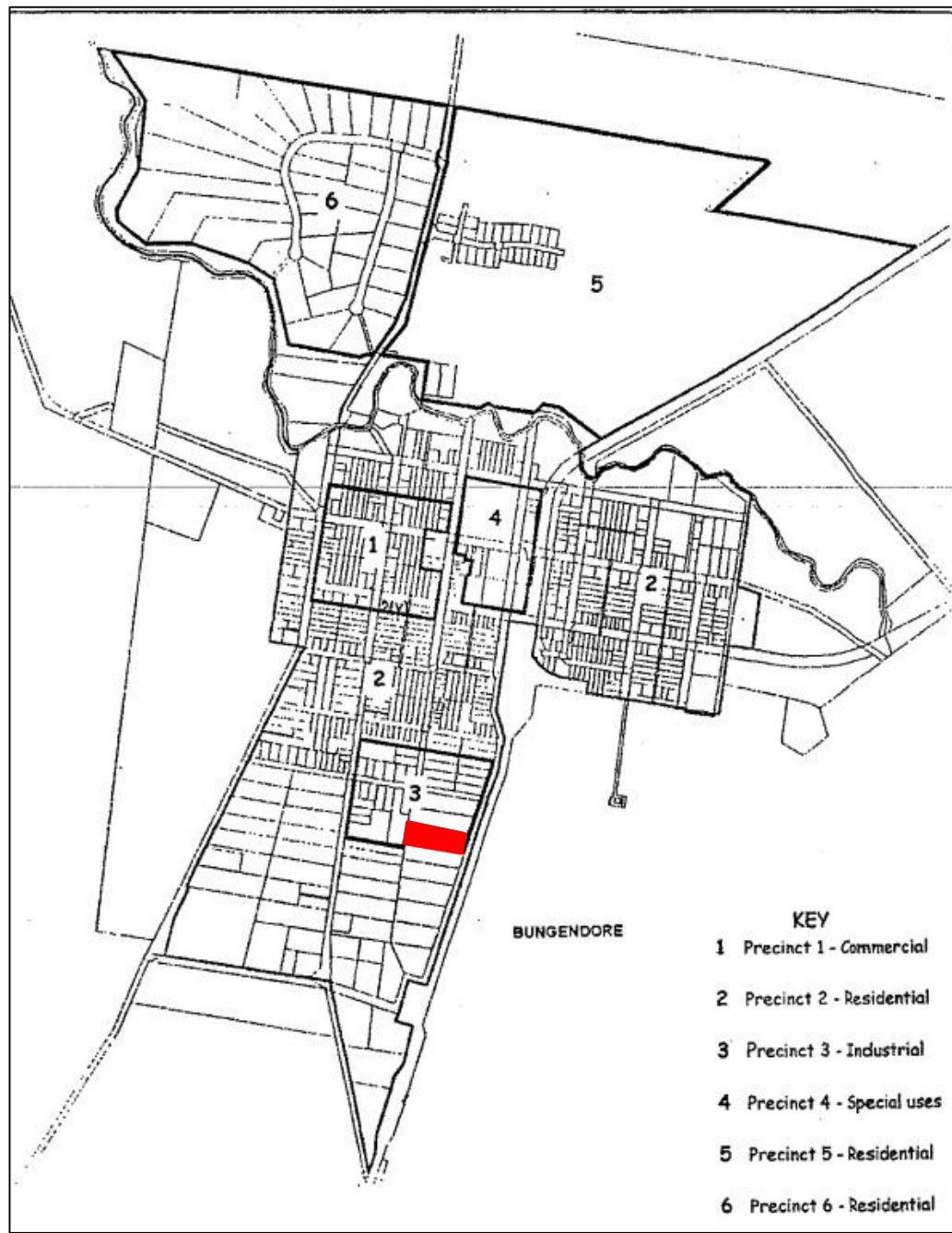


Figure 8: Yarrowlumla DCP - Village Zone

2.4 Palerang Local Environmental Plan 2014

The Palerang Local Environmental Plan (PLEP) 2014 was gazetted on 19 September 2014 and commenced on 31 October 2014.

As part of the comprehensive LEP, the subject site (Lot 3 DP 1195030) was rezoned from 2(v) Village to IN2 Light Industrial. The former 2(v) Village zone permitted a range of residential land uses, including dwellings, however the current IN2 Light Industrial zone now prohibits residential accommodation.

The 5 lots to the south of the site are all zoned R2 Low Density Residential under the PLEP 2014, some of which have recently been approved and subdivided for the purpose of low density residential dwellings. The 2 lots directly north of the Site are zoned as IN2 Light Industrial, are in separate ownership to the Site and have been approved by Council for a 14 lot industrial subdivision (DA 2015.172). As a result of the approved industrial subdivision pattern to the north, there is little opportunity for the Site to be consolidated with this development.

The rezoning of the subject site to R2 Low Density Residential is a rational and strategic approach which will see the land able to be developed in a cohesive manner with the adjoining residential properties. An indicative plan of subdivision has been prepared which demonstrates a logical connection through to the Site to provide an additional ten residential lots of reasonable site and logical consideration.

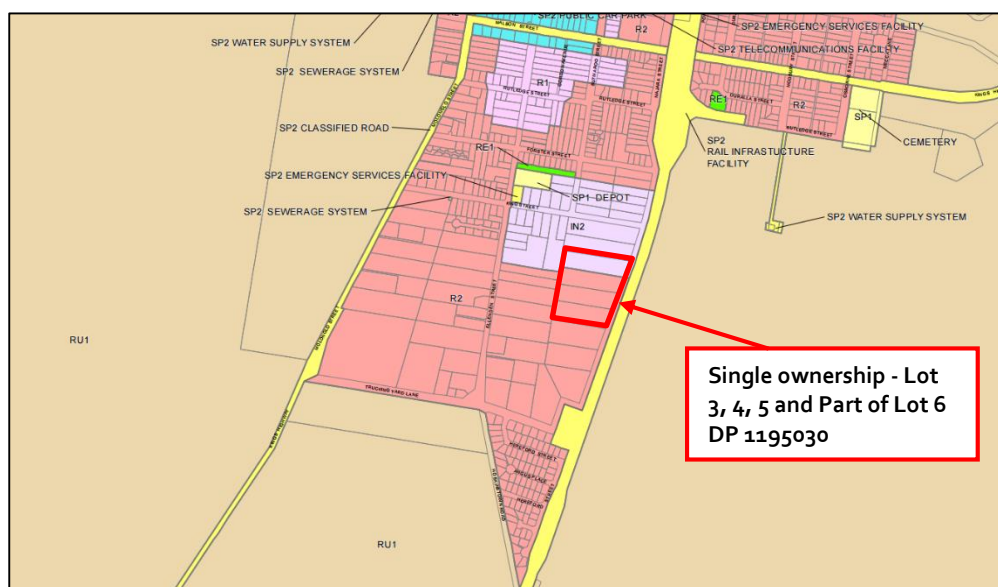


Figure 9: Ownership Pattern

Rezoning the Site to R2 Low Density Residential is an acceptable outcome as the zone objectives of the adjoining IN2 Light Industrial land are restricted to uses that do not adversely impact residential amenity. The approved subdivision pattern for the adjoining IN2 Light Industrial site to the north orientates vehicle entries to the north and will likely result in a series of warehouses forming a buffer along the common boundary with the Site.

It is acknowledged that the rear boundary of the Site adjoins an existing concrete batching plant which was approved under DA40/94, prior to the introduction of the IN2 Light Industrial zoning. It is worth noting that the concrete batching use may not be permissible under the current IN2 Light Industrial zoning, which provides for uses which are compatible with the low density residential zoning.

To mitigate potential impacts between the existing concrete batching use, and any future permitted use of this neighbouring site, the proponent has agreed to construct a 3 m high acoustic barrier along the western boundary and/or impose buffer zones on the future residential lots. This will provide a suitable visual and acoustic screen between properties and will appropriately treat this otherwise sensitive zone boundary interface. These measures would be subject to a separate acoustic assessment to determine which is most appropriate.

It is submitted that the proposed rezoning of the Site to R2 Low Density Residential presents a rational and strategically sound approach. Subject to separate approval, this will enable the consolidation of the property with the residential lots directly south of the Site and the newly created residential subdivision further south toward Finch Street. Together, it is anticipated that these developments will present a logical and well considered residential street layout.

2.5 Development Applications

Stage 1- DA 2014.088

On 8 August 2014, Council approved a development application (DA 2014.088) for the creation of 29 residential lots and associated roads.

DA 2014.008 was subject of a modification MOD.2015.035 was approved on 14 July 2015, relating to a minor boundary adjustment and involving modification of Condition 1 of the development consent.

A copy of the approved subdivision is below which depicts the 28 residential allotments and 1 residual lot, incorporated into Stage 2.



Figure 10: Stage 1 approved subdivision layout

Stage 2 – DA 2015.118

DA 2015.118 proposed the subdivision of the existing Lots 3, 4, 5 and part Lot 6 DP 1195030 to create 30 lots, ranging in size from 1,002m² to 1,512m², including associated roads.

The southern 22 lots were proposed for residential purposes, while the 8 proposed lots along the northern boundary were proposed for light industrial purposes, in line with the zoning of the subject site.

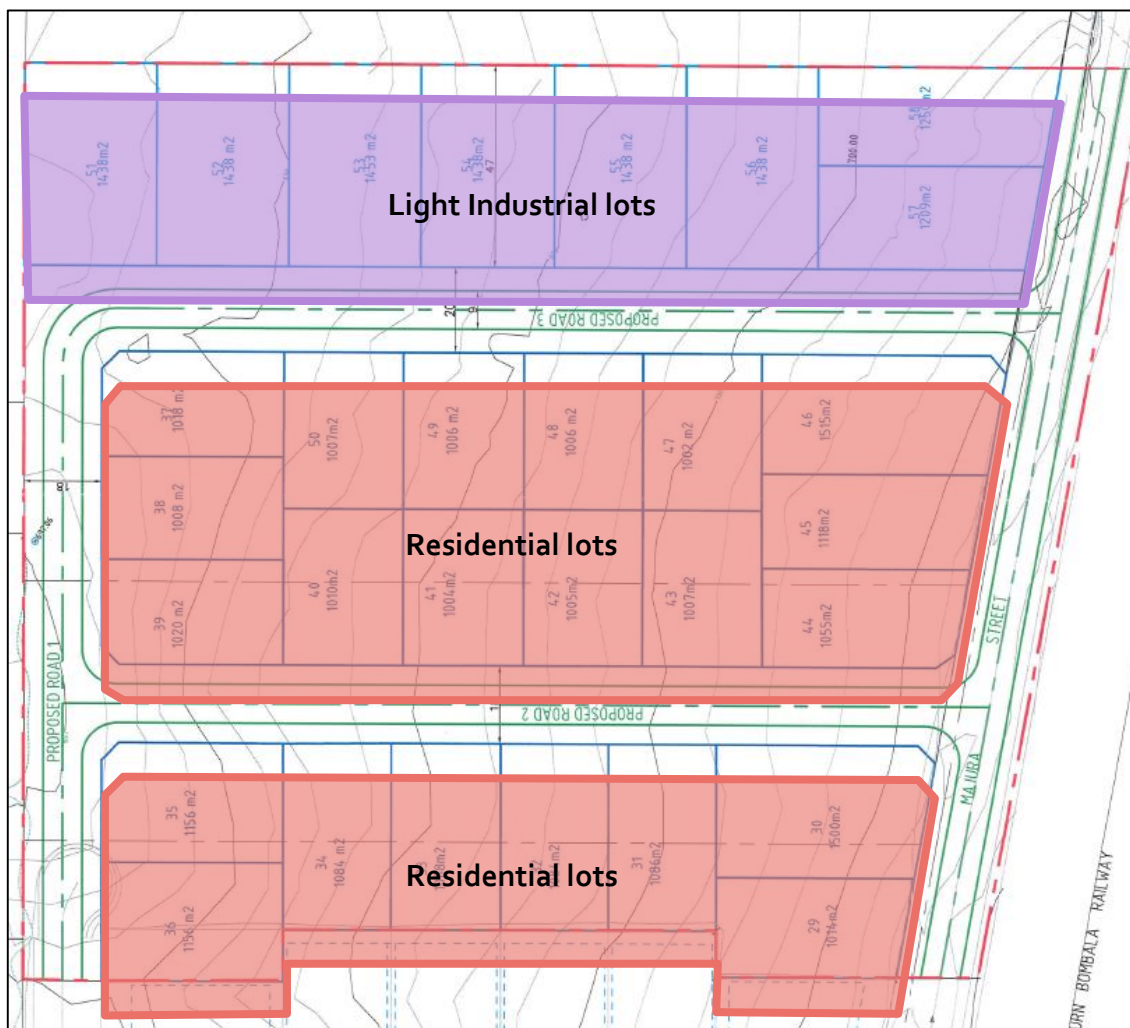


Figure 11: Proposed subdivision for Lots 3, 4, 5 and part Lot 6 DP 1195030

On 9 October 2015, Council refused DA2015.118 for the following reasons:

1. *The development does not meet the aims and objectives of the Palerang Local Environmental Plan 2014 and the Palerang DCP 2015;*
2. *The development presents safety concern in relation to a conflict in traffic uses between the proposed industrial lots and proposed/existing residential areas;*
3. *There is not a suitable buffer at the industrial and residential zone interface which will cause unacceptable impacts on the amenity of the residential area;*

4. The development is contrary to the matters outlined in Section 79C of the Environmental Planning and Assessment Act 1979.

DA2016.014

On 2 May 2016, Council approved a development application (DA2016.014) for the subdivision of the southern adjoining residential zoned land into 18 residential lots. An extract from the approved plan of subdivision is in Figure 12:

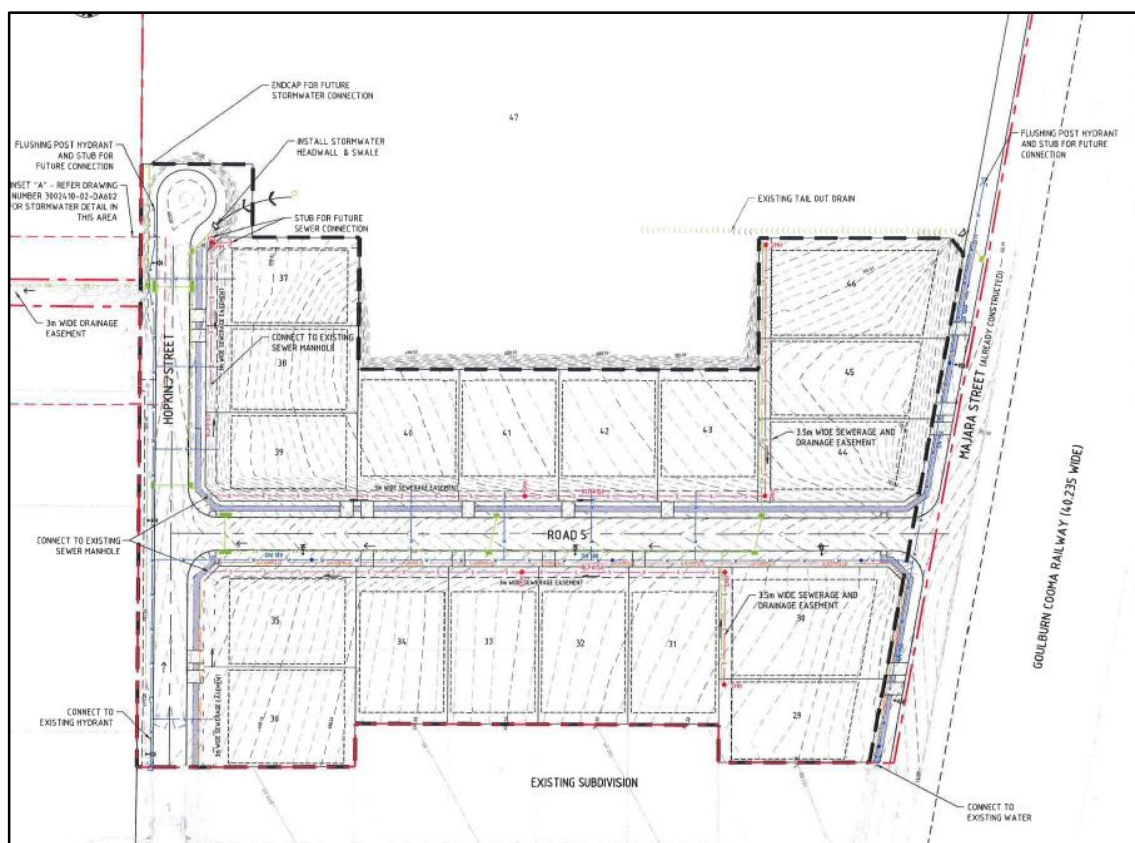


Figure 12: Approved subdivision for part Lot 4 and all Lot 5 DP 1195030

This proposal differed to the previously refused DA (2015.118) as it only included residential zoned land. The residual land to the north of the approved subdivision comprises part of Lot 4 and all of Lot 3 (the Site). The hypothetical subdivision pattern which has been used to guide this Planning Proposal has assumed connection to this approved subdivision layout by the extension of Hopkins Street from the cul-du-sac intersection.

DA.2015.172

On 17 May 2016, Council approved a development application (DA 2015.172) for the creation of 14 industrial lots to the north of the proposed rezoning.

An extract of the approved subdivision layout is provided in Figure 13:

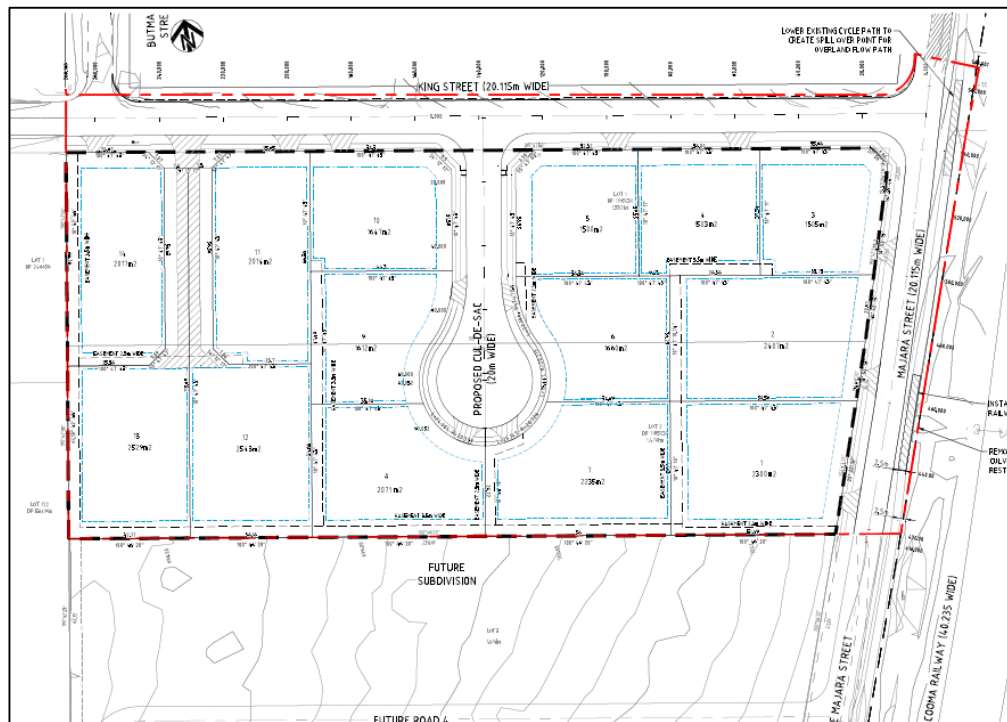


Figure 13: Approved subdivision for Lot 1 and 2 DP1195030

The approved subdivision layout is of particular relevance to the subject Planning Proposal for two reasons. Firstly, the approved road and allotment layout essentially isolates the Site and precludes any opportunity for lot consolidation. Secondly, as a result of the subdivision pattern it is reasonably anticipated that warehouses will be constructed with a nil setback along the rear boundary of lots 1, 7, 8, 12 and 13 and will form a visual and acoustic buffer to the subject site.

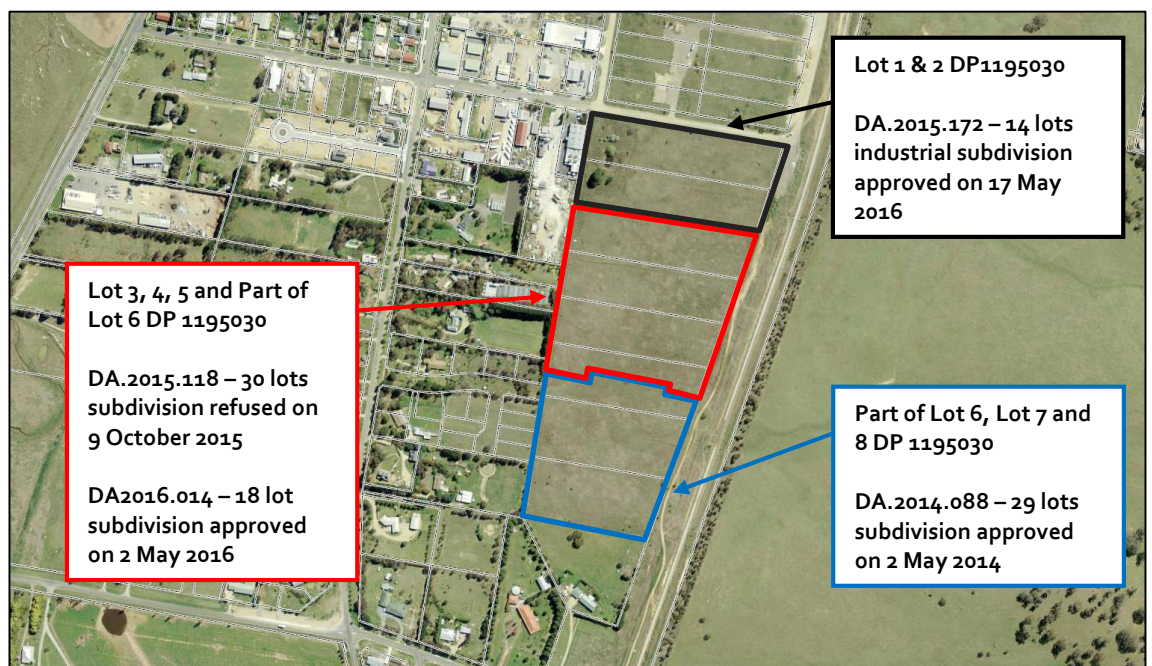


Figure 14: Development applications submitted to Council for determination

2.6 41 King Street, Bungendore – Concrete batching plant

An existing concrete batching plant adjoins the western boundary of the Site at 41 King Street and was approved on 3 May 1994 (DA40/94). It is likely that a concrete batching plant would not meet the objectives or the permitted uses of the IN2 Light Industrial zone under the PLEP 2014.

It is possible that existing use rights could be established for the use however this would be subject to separate assessment. It is understood that a Development Application (DA2016.120) to expand the use of the site to manufacture precast concrete panels was refused by QPRC on 12 July 2016.

The concrete batching facility is orientated toward King Street, approximately 78m from the shared boundary with the Site. Based on the current PLEP 2014 zoning, this industrial lot also shares its southern and a small section of its eastern boundary with R2 Low Density Residential zoned properties at 120-122 and 124A Ellendon Street and 55 Majara Street.

The current land use patterns incorporated into the PLEP 2014 imply that the R2 Low Density Residential and IN2 Light Industrial zones provide an acceptable interface of compatible uses. The subject Planning Proposal seeks to relocate the zone boundary further north however maintains the same anticipated interface between residential and light industrial uses.

Acknowledging that the existing concrete batching plant has the potential to cause noise nuisance to the expanded R2 Low Density Residential zoned land, the proponent is open to considering a number of measures to treat the interface between the properties.

In consultation with the Industrial Noise Policy (EPA, 2000) the following options are able to be considered at the subdivision application (DA) stage to appropriately treat the interface between the proposed residential land and adjoining industrial sites:

- Construction of an acoustic barrier along the full extent of the western boundary of the site. At this stage, it is considered that the maintenance responsibility would lie with the owner of the lot (proposed lot 51) imposed on title by way of a Positive Covenant or similar. Details of the construction density and height would be subject to an acoustic report and best considered during a future subdivision application; and/or
- Imposition of a 'restriction on the use of land' (s.88B of the *Conveyancing Act 1919*) to create a 10m buffer adjacent to industrial zoned land, where habitable structures are not permitted. A buffer along the northern boundary may or may not be required, depending on the timing of development and configuration of buildings on the newly subdivided lots; and/or
- Restriction on the design of proposed lot 51 to include a driveway along the western boundary to maintain a 3 to 4m physical separation.

It is more timely to consider these noise attenuation measures at the subdivision stage where an acoustic report can be prepared and the recommended buffer imposed by way of conditions of consent and specific restrictions can be imposed on the future residential lots to alert future owners of the restriction on land use and/or ongoing management and maintenance. However, these measures are all indicative that the owner is willing to work to appropriately treat the zone boundary interface to provide an appropriate level of amenity for future residents.

2.7 Supply of light industrial land

As discussed previously, the subject site, including properties to the north and west, was located in 'Precinct 3 – Industrial' in the former Development Control Plan (DCP) for the development of land zoned 2(v) Village under the YLEP 2002. It is important to recognise that the 2(v) Village zone permitted a range of uses including residential accommodation, however the DCP provisions gave preference to the use of the site for industrial purposes.

The area of Precinct 3 comprised approximately 14.13ha of light industrial land. In the PLEP 2014, the light industry land was reduced to approximately 13.12ha as the existing Council depot and emergency service facility were rezoned to SP1 and SP2.

A current survey of the local area indicates that vacant IN2 Light Industrial zoned land is available in the precinct north of the subject site, bounded by Majara Street, Forster Street, Butmaroo Street and King Street. These properties comprise an area of approximately 44,000 m² and are more readily able to accommodate industrial uses due to the separation from residential dwellings.

In addition, Council approved a development application (DA.2015.172) on the adjoining site for a 14 lot light industrial subdivision with a site area of approximately 29,500 m² on 17 May 2016. The approved development application will provide lots sizes ranging from 1,500m² to 2,700m² which will offer smaller light industrial lots than previously available that may attract local business owners. At the time of writing, it is understood that only two of the 14 lots have attracted offers over a two year period indicating limited demand for light industrial land.

The above evidence illustrates that there may be little demand for light industrial land in the local Bungendore area.

3 OBJECTIVES AND INTENDED OUTCOMES

The objectives and intended outcomes of this planning proposal are to:

- Amend the zoning from IN2 Light Industrial to R2 Low Density Residential
- Add a minimum lot size provision to permit the site to be consolidated with the adjoining residential land and, subject to approval, subdivided in a rational and cohesive manner
- Modify the maximum permitted building height to 8.5m
- Enable development for the purpose of low density residential development
- Respond to demand for residential land within Bungendore Village
- Address the actions identified in the Sydney – Canberra Corridor Strategy by providing land uses that will facilitate logical and sensible growth in towns and villages
- Respond to the Bungendore Land Use Strategy and Structure Plan by providing low density residential development with minimum lot sizes of 1,000m²
- Seek a Gateway determination to progress the rezoning the subject lot to R2 Low Density Residential, providing certainty to Council and the applicant.

4 EXPLANATION OF PROVISIONS

The proposed outcomes will be achieved by:

- Amending the Palerang LEP 2014 Land Zoning Map in accordance with the proposed zoning map in **Annexure 3**.

The land zoning is to change from IN2 Light Industrial to R2 Low Density Residential.

- Amending the Palerang LEP 2014 Lot Size Map in accordance with the proposed lot size map in **Annexure 3**.

A minimum lot size of 1,000m² is to be introduced.

- Amending the Palerang LEP 2014 Height of Buildings Map in accordance with the proposed height map in **Annexure 3**.

The maximum permitted Height of Buildings is to be reduced from 9m to 8.5m.

The following figure provides an extract of the existing and proposed zoning map:

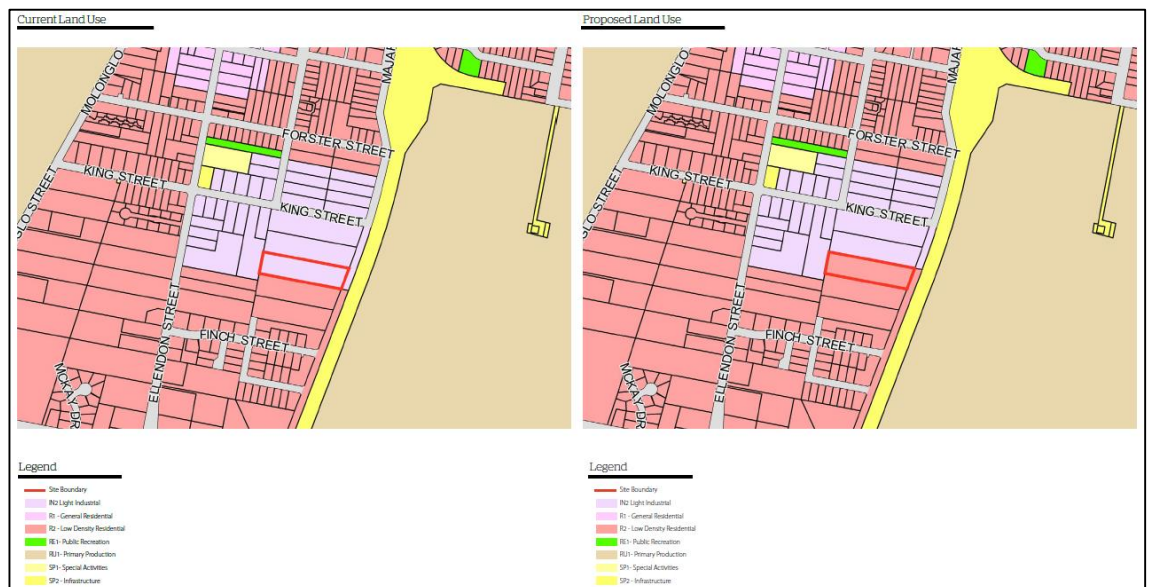


Figure 15: Current and Proposed Land Zoning Map Extract

5 JUSTIFICATION

5.1 Section A – Need for the Planning Proposal

5.1.1 Is the planning proposal a result of any strategic study or report

The Bungendore Land-Use Strategy and Structure Plan adopted by Council on 5 August 2010 outlines a vision and options for the growth of the village for a period of 10 years. The plan outlines local challenges and opportunities including the need for residential development and mixed use in the village, the retention of the primary existing commercial core, provision of sites for community services and creative opportunities, whilst recognising that the supply of water is a limiting factor for future development.

One of the vision statements identified by the community states:

Village/townscape setting retains a country/heritage feel appealing to residents and visitors.

The land-use strategy and structure plan also identified that rural lands and primary industry are a significant employer bringing almost \$200,000,000 to the local and regional economy. Included in this rural economy is a significant mineral and sand resource immediately to the north and west of Bungendore, the mining of which requires the provision of a buffer zone. There is no high yielding agricultural land in the vicinity of the village, however there is a significant proportion of class 3 grazing land surrounding the village with the hills and ridges being predominantly classed for agricultural land.

The plan identifies that since the mid-1990's Bungendore has been expanding beyond the original village bounds into a "suburban" style development, despite the availability of significant amounts of land within the established town centre, closer to facilities. Between 2002 and 2008 the number of housing approvals has risen steadily from 11 to nearly 100 dwellings per year. As development data is collected on an LGA wide basis, more recent statistics of dwelling approvals in Bungendore are unavailable.

The Site is located in an area identified on the Structure Plan map as an area that may be appropriate for traditional large lot housing. The subject site is currently zoned IN2 Light Industrial, a land use that is envisaged to the north of the subject site, while residential land lies to the south. Whilst the Bungendore Structure Plan provided guidance in the preparation of the PLEP 2014, it is important to recognise that the Structure Plan was prepared in 2009. Since 2009 Bungendore has experienced considerable population growth and Council is currently reviewing the Structure Plan to ensure it remains relevant to the Bungendore area.

This Planning Proposal would provide for additional residential land within the existing Bungendore township. The proposal does not change the configuration or historic pattern and typology of the township and has minimal impact on the visual character and operation of the area. The proposal is consistent with the need to establish a wider variety of housing typologies within the Sydney-Canberra Corridor that is sensitive to the traditional layout of rural towns.

The proposal will adequately establish a transitional interface between residential land in the south and industrial land directly north. Additionally, the Sydney-Canberra Corridor Strategy notes Bungendore will need to manage residential growth expectations associated with the Australian Headquarters Joint Operations Command (HQJOC) which was established in 2009 and is located 15 kilometres south of Bungendore.

Bungendore is also experiencing steady population growth, as confirmed by Council and the Department of Planning and Environment. Under information published by the Department of Planning and Environment, the annual growth rates for western Palerang, including Bungendore, were 4% for the period of 2001-2006, 2.42% for 2006-2011 and a forecasted 1.65% for 2031-2036. At an Extraordinary Meeting No. 11 in May 2010, Council adopted an additional 1.4% above the average annual growth rates forecast by the Department. Therefore, an increased residential growth rate of 3.82% for 2006-2011 to 3.05% for 2031-2036 is forecast by Council. It is anticipated that the rezoning and future subdivision of the Site (subject to Council approval) will assist Council in meeting these projected residential targets.

Due to the approved subdivision pattern on the northern adjoining site (DA2015.172), it is reasonably anticipated that warehouses will be constructed along the common boundary with the Site. This would be an appropriate approach to managing the sensitive zone interface between residential and industrial properties by providing a visual and acoustic screen and would enable the Site to be developed cohesively with the adjoining residential zoned land (Lot 4, 5 and 6 DP 1195030).

The refusal of DA2015.118 demonstrates the difficulty in developing the Site as an isolated industrial lot in conjunction with the adjoining residential zoned land. The rezoning of the Site not only enables a more rational land use pattern but also provides a better treatment of the zone interface and an improved outcome for the R2 Low Density Residential zoned land.

5.2 Section B – Relationship to Strategic Planning Framework

5.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies?

Regional Strategy: Sydney – Canberra Corridor Regional Strategy 2006-31

The Sydney – Canberra Corridor Regional Strategy 2006-31 (the Regional Strategy) is the applicable regional strategy that relates to the planning proposal. The Regional Strategy was prepared by the Department of Planning in 2008 and sets out a comprehensive strategy to manage growth while conserving rural landscapes and environmental settings. The Regional Strategy applies to the local government areas of Wingecarribee, Goulburn Mulwaree, Upper Lachlan, Yass Valley, Palerang and Queanbeyan.

Bungendore is identified as a town:

"Small centres that vary in size. Small to medium concentrations of retail, health and other services with generally lower density housing. Reliant on higher order centres for specialised services, shopping and employment."

The Regional Strategy identifies the projected growth of the region to be 46,350, with a total forecasted population of 183,350 by 2031. This level of growth will require approximately 25,200 dwellings and 27,800 jobs by 2031. The region faces a number of challenges including:

- High demand for urban growth and rural lifestyle housing
- A decline in rural communities and centres away from high growth areas
- Pressure on rural industries and communities
- Natural resource pressures and implications of climate change

The Regional Strategy identifies Palerang as an area with fine extractive resources, specifically construction sand and coarse aggregate. As shown in the table below, Bungendore experienced a population growth of approximately 43.3% from 2001 to 2011, with a total population of 1,562 in 2001 increasing to a total population of 2,754 in 2011.

The current estimated population of Bungendore is 3,553, with exact data to be confirmed at the completion of the August 2016 census.

Population – Bungendore (Township)							
Bungendore	2011			2001			Change
Population	Number	%	Queanbeyan-Palerang Council area	Number	%	Queanbeyan-Palerang Council area	2001 to 2011
Population (excluding O/S visitors)	2,754	100.0	100.0	1,562	100.0	100.0	+1,192
Males	1,357	49.3	50.1	748	47.9	49.7	+609
Females	1,397	50.7	49.9	814	52.1	50.3	+583
Australian citizens	2,530	91.9	90.7	1,423	91.1	91.9	+1,107
Eligible voters	1,755	63.7	67.1	942	60.3	66.3	+813
Overseas visitors	0	--	--	0	--	--	0

Table 1: Bungendore Population Data (Source: Profile ID and ABS)

Southern Subregion: Yass, Valley, Palerang, Queanbeyan City

Palerang falls within the southern subregion of the regional strategy. The regions' current population is 61,400 and is projected to grow to 87,500 by 2031. This will require an additional 14,200 dwellings (1.6%). Bungendore is experiencing strong commuter based growth due to proximity to employment hubs of Canberra and Queanbeyan. The Regional Strategy notes the following and provides the following housing supply table:

A major challenge will be managing growth in a way that safeguards the character of each centre. Bungendore will also face a challenge in managing growth expectations in light of potential demands arising from the new defence headquarters facility.

Supply

Subregion	Demand (dwellings)	Current dwelling potential (dwellings)	Proposed/planned release areas (dwellings)	Over/under supply
Northern	8700	2,200	3500	-3000
Central	2300	1300	3200	2200
Southern	14 200	1500	10 000	-2700
Total Sydney– Canberra	25 200	5 000	16 700	-3500

Table 2: Subregion Dwelling Targets The Regional Strategy emphasises the need to provide land for projected population growth, housing, employment and environmental until 2031. In accordance with NSW Department of Planning *A guide to preparing planning proposals*, the following actions and outcomes are considered in context to the planning proposal and provide compliance with the Regional Strategy.

Rural Lands and Primary Industry

The Regional Strategy provides the following action in respect of rural lands and primary industry:

- *Local environmental plans will protect and zone land that is identified through local strategic planning as of significant agricultural value.*

The planning proposal seeks to rezone the Site from IN2 Light Industrial to R2 Low Density Residential. The current site does not provide land for agricultural or rural industry purposes. There is no agricultural land within the village and so rezoning of the subject lot from light industrial to low density residential will be unlikely to have any impact on rural lands or primary industry.

Bungendore's Land-Use Strategy and Structure Plan adopted in August 2010 provides strategic intent for future development within Bungendore over the next 10 years. It notes land to the north and west of Bungendore are identified as large mineral and sand resource providers.

The planning proposal will facilitate the development of up to 10 residential lots with a minimum lot size of 1,000sqm (subject to separate approval). This is consistent with the traditional subdivision pattern established in the township. The additional lots will be located within close proximity to the Bungendore town centre which is a logical and strategic location for additional low density housing.. More importantly, the future additional residential lots will contribute toward the dwellings target identified in the Regional Strategy.

Economic Development and Employment Growth

The Regional Strategy outlines the need to provide additional employment lands across the region, with approximately 295 hectares identified. Specifically, the following action provides a need for employment land needs at Bungendore:

The Department of Planning will work with the Department of State and Regional Development and the following councils to identify additional employment land needs:

- *Yass Valley Council for land at Yass*
- *Upper Lachlan Council for land at Gunning and Collector*
- *Palerang Council for land at Bungendore.*

Subregion	Projected additional jobs	Additional employment land needed (hectares)	Proposed/planned release areas (dwellings)
Northern	9000	75	135
Central	1800	50	150
Southern	17 000	170	315
Total Sydney–Canberra Corridor	27 800	295	600

Table 3: Subregion Employment Targets

There is no reason to suggest that the rezoning will significantly undermine the employment prospects in Bungendore and greater Palerang. The Site is a single isolated, vacant allotment which by virtue of the adjoining residential zoning and approved development to the north, would be difficult to redevelop in a manner which would generate permanent, secure employment. The unemployment rate in Palerang is relatively low, varying between 1.2 and 2.4% over the period from March 2008 to December 2013.

Palerang's Economic Profile, prepared in 2014 identified only 30% of employed people residing in Palerang LGA list Palerang as their place of employment. The most common industry of employment of those living and working in Palerang was agriculture, forestry and fisheries (16%, 316 people), this was followed by Retail trade at 10.2%.

In terms of employment, Bungendore functions both as a dormitory village and a stand-alone one. The economic profile identifies that 28.4% of employment is in Palerang (presumably in and around Bungendore), 60.1% is in the ACT and 10.4% in Queanbeyan.

The major industry of employment of Bungendore residents was in public administration and safety 30.2% (537 residents), 82.3% of these worked in the ACT. Retail trade was the second to most common employing industry with about half working in Palerang, the majority of the other half working in the ACT and a small number (29) in Queanbeyan.

The rezoning from IN2 Light Industrial to R2 Low Density Residential does not present a significant or systemic threat to the employment viability of the township, given that the industrial land has remained historically vacant. Despite the DCP identifying the land for industrial purposes when Yarrawlumla Local Environmental Plan was in force from 2002 to 2014, there was no take up of the subject light industrial land, or that to the north.

Regional Transport

The Regional Strategy identifies the need to provide efficient and safe movement of people and goods between Sydney, Melbourne and Canberra and recognises the need to provide local public transport and walkable centres in regional centres, towns and villages. The Regional Strategy identifies the following actions with respect to the planning proposal:

- *Local environmental plans are to limit inappropriate adjoining development and access points off the Hume Highway, Barton Highway, Federal Highway, Illawarra Highway and the Kings Highway.*
- *Local environmental plans are to limit inappropriate development adjoining the major rail lines, being the Main Southern Railway, the Moss Vale–Unanderra rail line and the Sydney–Canberra rail line.*

The subject site is not located adjacent to a highway and no access point will be provided to Hume Highway, Barton Highway, Federal Highway, Illawarra Highway and the Kings Highway.

The property is located to the west of the Sydney-Canberra rail line with a separation distance of 38m. The rezoning of the site will have no impacts and is not incompatible with the Sydney-Canberra rail line.

The site provides frontage to Majara Street at the eastern boundary. Majara Street is a road that is currently being formalised as a result of the staged residential subdivisions, currently being developed.

The proposed rezoning of a single lot does not compromise or impact negatively on the strategic importance of the rail corridor, but provides for a logical and appropriate extension of future residential land for the township of Bungendore.

As illustrated above, the planning proposal is not an inappropriate development as it will not interfere with the efficient and safe movement of people and goods between Sydney, Melbourne and Canberra and will not compromise the outcomes and actions contained in the Regional Transport Chapter.

Housing and Settlement

The Regional Strategy identifies that the southern subregion population is projected to grow from 61,400 to 87,000. This will require approximately 14,000 dwellings around Queanbeyan and other regional centres of Yass, Bungendore and Braidwood. Bungendore is experiencing stronger commuter based growth and provides significant amounts of unutilised land. The strategy notes Bungendore will need to manage growth expectations with respect to the HQJOC defence headquarters, which are located 15 kilometres south of Bungendore.

Only new areas which are/will be identified in the final versions of the following documents are supported (once endorsed by the Director-General of the Department of Planning):

- *Wingecarribee local environmental plan and Wingecarribee Our Future Strategic Plan 2002*
- *Goulburn Mulwaree local environmental plan and Goulburn Mulwaree Strategy 2020*
- *Upper Lachlan Strategy – 2020 Vision*
- *Queanbeyan City Council Residential and Economic Strategy 2031 (as amended)*
- *Yass Valley Council Urban Lands Study*
- *Land Use Strategy and Structure Plan for Bungendore.*

These documents will align with the Regional Strategy's settlement hierarchy, as shown on the Strategy Map. The Queanbeyan City Council Residential and Economic Strategy 2031 may be further refined to reflect agreements with the ACT Government on settlement.

The Bungendore Land Use Strategy and Structure Plan provides a vision for the future growth of the village over 10 years. It outlines local challenges and opportunities to manage and accommodate residential growth around the township. The Regional Strategy emphasises local village vitality and limited urban expansion.

The Regional Strategy includes the requirement to provide a range of housing choices and a broad population base to be housed in the existing village or adjacent to the existing village. The current land use patterns provide for large lot residential accommodation spread out across a relatively low density village, close to the centre of the town.

This Planning Proposal has been prepared in accordance with the Bungendore Land Use Strategy and Structure plan and warrants support for the following reasons:

- The planning proposal will promote the uptake of future residential land within walking distance of the established town centre.
- The planning proposal aims to rezone the Site from IN2 Light Industrial to R2 Low Density Residential. The residential zoning is consistent with the prevailing residential character of the township and minimum 1,000 m² lot size sought is consistent with the scale of existing residential lots. The proposal will complement the residential built form and character of the area.
- The rezoning does not expand Bungendore's township outward, rather, it seeks to rezone a single lot of industrial land within the township for residential purposes. The township retains its primacy and the new residential land, in close proximity to the town, will attract more residents to participate in the local economy.

Subject to separate approval, the proposal would provide a logical extension of the current Majara Street subdivision, which is approved to provide additional low density residential dwellings towards the southern part of the township.

- The IN2 Light Industrial zoned land has historically remained vacant. Under the current ownership pattern, it is unlikely that the land will be subdivided and ultimately developed for light industrial purposes, as residential development is already occurring immediately to the south.
- The additional low density residential land will facilitate future dwellings in line with the steady population increase of west Palerang to 2031.
- The proposed interface with adjoining IN2 Light Industrial land will provide a reasonable buffer between dwellings and adjoining land uses through the use of buffer zones and if required, the construction of an acoustic wall along the rear boundary. As discussed in Section 2.6, such methods would need to be considered at the time of a future application to subdivide the site.

Natural Environment

The Bungendore Land Use Strategy and Structure plan identifies the need to manage the natural environment with development pressures. It recognises that the natural environment

provides high quality resources, a unique rural lifestyle and natural landscapes. The regions biodiversity is highly valued and places emphasis on protecting the long term viability of vegetation and habitat corridors.

The strategy identifies the following key actions relevant to the planning proposal:

- *Local environmental plans will identify and zone land of landscape value (including scenic and cultural landscapes) to protect those values.*
- *Councils, in preparing local environmental plans that apply to land within the area covered by the Drinking Water Catchments Regional Environmental Plan, must take into consideration any strategic land and water capability assessment prepared for the land, or any part of it, by the Sydney Catchment Authority. Local environmental plans should ensure that water quality objectives in the regional environmental plan can be achieved.*
- *Local environmental plans will zone areas subject to natural hazards appropriately to reflect the risks associated with the hazard and the limitations of the land.*

The subject site is not located within the boundary of the SEPP (Sydney Drinking Water Catchment) 2011. Therefore, the proposal will not impact on the quality of drinking water.

Based on the Flood Planning Map and Riparian Lands and Watercourses Map contained in the PLEP 2014, the subject site is not impacted by flooding or located within proximity of a watercourse.

The site is included in Bungendore's urban area. There are no threatened species, flora or fauna on the site which comprises cleared pasture and with no trees or development. The site does not comprise any areas of natural temperate grassland or native vegetation.

As identified in the Bungendore Strategic Land Use Strategy and Structure Plan, the subject site is not located in an area of high and medium conservation value (DECC). As a result, it is not anticipated that the rezoning will result in a negative net impact on the existing environment.

Water and Energy Resources

The strategy acknowledges that settlement growth is dependent on capacity and access to water and energy infrastructure. The following actions from the Sydney – Canberra Corridor Regional Strategy are relevant to the planning proposal:

- *All future development is to apply water sensitive urban design principles, including the use of dual use reticulation systems (where appropriate) in new release areas of adequate scale, and meet storm water management targets that support the environmental values of the catchments.*
- *New residential release areas are to demonstrate availability of a secure water supply to the satisfaction of the relevant water supply authority.*

In accordance with the Bungendore Strategic Land Use Strategy and Structure Plan, which was written in line with the now repealed Yarrowlumla Local Environmental Plan 2002, there are substantial undeveloped areas that were located in the previous village zone. The Regional Strategy suggests there is sufficient water availability to provide for full development of zoned land within the village provided density controls are put in place which provide for a minimum lot size of around 1000m².

The additional 10 residential lots that would be permitted by the subject rezoning would be readily accommodated within the calculations under the Bungendore Strategic Land Use Strategy and Structure Plan. However, it is understood that recent investigation has been undertaken by QPRC and the NSW Department of Primary Industry into the availability of water in the Bungendore region.

Cultural Heritage

The strategy places importance on the conservation and preservation of the regions unique rural landscape and history. It identifies that Aboriginal and Non-Aboriginal heritage should be preserved as it provides a cultural asset for identity, connection with past traditions and history. The following actions are considered relevant with respect to the planning proposal:

- *Councils will ensure that Aboriginal cultural and community values are considered in the future planning and management of the local government area.*
- *The cultural heritage value of major regional centres and major towns that are to be the focus of urban renewal projects will be reviewed, with the aim of protecting cultural heritage values.*

Pursuant to Schedule 5 of the PLEP 2014 and the associated maps, the Site is not identified as being within a heritage conservation area, is not directly adjoining a heritage item and is not listed as an item of local or state heritage.

A search of the Office of Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) was undertaken on 15 August 2016. No aboriginal sites were recorded within a 200m radius of the subject site. The site is not in close proximity to ephemeral or reliable water sources, and comprises highly disturbed soils that have been historically used for grazing. Moreover, the residential subdivision of the site to the south has been undertaken without uncovering any evidence of historical Aboriginal occupation. Therefore, it is highly unlikely the Aboriginal objects and/or places will be found on the subject site.

Sustainability Criteria

The following Sustainability Criteria allow proposals that do not fulfil the Sydney–Canberra Corridor Regional Strategy to be considered. As the Site is outside of the designated residential areas in the Regional Strategy, to be favourably considered it must demonstrate that all relevant aspects of the Sustainability Criteria can be satisfied.

The Sustainability Criteria of the Regional Strategy is addressed in the table below:

Threshold Sustainability Criteria	Measureable explanation of criteria	Response
1. Infrastructure Provision <i>Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way</i>	Development is consistent with the Sydney–Canberra Corridor Regional Strategy, any subregional strategy, the State Infrastructure Strategy and relevant section 117 direction. The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure development contributions. Preparedness to enter into development agreement.	The planning proposal is consistent with the Sydney–Canberra Corridor Strategy and the relevant 117 directions (refer to Section 5.2.4). The proposal seeks to rezone a single lot from IN2 Light Industrial land to R2 Low Density Residential. It is anticipated the lot will be subdivided to provide for road and utility infrastructure including water, sewer, electricity and telecommunications. It is anticipated that Section 64 and Section 94 Contributions would be payable under the existing contributions plans on any future development or subdivision of the Site.
2. Access <i>Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided</i>	Accessibility of the area by public transport and/or appropriate road access in terms of: > Location/land use – to existing networks and related activity centres. > Network – the area's potential to be serviced by economically efficient transport services.	The subject site is located approximately 750 metres south of Malbon Street in central Bungendore. The site is within excellent walking distance of the commercial core. The subject land is accessible via Majara Street, which is currently being formalised as a result of Stage 1 and Stage 2 of the

	> Catchment – the area’s ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. No net negative impact on performance of existing subregional road, bus, rail and freight network.	Majara Street residential subdivision developments. The proposal does not sprawl in an illogical manner that would result in poor planning outcomes and place pressure on the need for public transport solutions. Rather, the proposal provides for a sensible rezoning proposal for residential land within the existing township.
3. Housing Diversity <i>Provide a range of housing choices to ensure a broad population can be housed</i>	Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.	The development is consistent with the strategic need to accommodate future growth for Bungendore, as outlined by the Department of Planning and Environment and Council, which anticipate steady growth to 2031-36. As identified in an Extraordinary meeting no. 11 in May 2010, Council adopted an additional 1.4% above the average annual growth rates forecast by the Department. A growth rate from 3.82% in 2011 to 3.05% in 2036 is therefore forecast by Council. The proposal would permit the rezoning of land that may be developed in a manner that is consistent with the residential subdivision occurring to the south. The provision of additional residential land, within a well connected and existing suburban context will relieve housing pressure.
4. Employment Lands	Maintain or improve the existing level of subregional	The IN2 Light Industrial site is currently vacant and does

<i>Provide regional/local employment opportunities to support the Sydney–Canberra Corridor’s expanding role in the wider regional and NSW economies</i>	employment self-containment. Meets subregional employment projections. > Employment-related land is provided in appropriately zoned areas.	not provide local employment. Rezoning of this single, vacant allotment is unlikely to result in any noticeable loss of employment within the local area. The locality has historically been identified for the purpose of light industrial development and yet has remained vacant, along with the adjoining area of land to the north, comprising around 75,000m². The following aerial photograph identifies the subject site, as well as the two large lots adjoining to the north, which are identified for light industrial purposes. To the north of King Street, a further 12 lots are identified for light industrial purposes and also remain vacant. Given the significant area of undeveloped light industrial land available in the area, it is unlikely that the proposed rezoning of the subject site would result in any noticeable loss of employment opportunity within Bungendore.
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Figure 16: Vacant IN2 Light Industrial land adjoining the subject site to the north

5. Avoidance of Risk <i>Land use conflicts, and risk to human health and life, avoided</i>	No residential development within 1:100 floodplain. Avoidance of physically constrained land e.g. > high slope > highly erodible. Avoidance of land use conflicts with adjacent or existing or future land use as planned under relevant subregional or regional strategy. Where relevant, available safe evacuation route (flood and bushfire).	The proposed rezoning overcomes the existing land use conflict at the interface of the light industrial and low density residential zones. As a result of the approved subdivision pattern to the north, it is reasonably anticipated warehouses will be constructed to form a visual and acoustic buffer to the site. The proponent has agreed to construct a 3m acoustic barrier to the west, with a 10 m buffer zone, to appropriately treat the interface with the existing concrete batching plant. These methods would be subject to consideration at the subdivision stage. The rezoning the site to R2 Low Density Residential enables the land to be developed cohesively with the Majara Street residential developments to the south.
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		In our view, this provides a proactive and positive solution to the existing land use conflicts currently present. The site is not constrained by flooding, terrestrial biodiversity or steep slopes. The site is identified as bushfire prone 'Class 2' according to Councils mapping. Appropriate construction methods would be required in future dwelling construction.
6. Natural Resources <i>Natural resource limits not exceeded/ environmental footprint minimised</i>	Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows. Demonstrates most efficient/suitable use of land: > Avoids identified significant agricultural land. > Avoids productive resource lands – extractive industries, mining and forestry. Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution.	The planning proposal seeks to rezone a parcel of land that is currently zoned for IN2 Light Industrial purposes within the existing township to R2 Low Density Residential, therefore having minimal impact on resource lands or extractive industries. The proposal will not result in a negative net impact on the natural resources. A large portion of resource rich areas are located towards the north of the township towards Elmslea. The subject land is of low agricultural and resource value, pursuant to Council's Structure Plan. Furthermore, the proposal does not result in a net increase of developable land identified within the township.

7. Environmental Protection <i>Protect and enhance biodiversity, air quality, heritage and waterway health</i>	Consistent with government-approved regional conservation plan (if available). Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DECC). This includes regionally significant vegetation communities, critical habitat, threatened species, population, ecological communities and their habitats. Maintain or improve existing environmental condition for air quality. Maintain or improve existing environmental condition for water quality: > Consistent with community water quality objectives for recreational water use and river health (DECC and CMA). > Consistent with catchment and stormwater management planning (CMA and council). Protects areas of Aboriginal cultural heritage value (as agreed by DECC).	As outlined in Council's Land Use Strategy and Structure Plan, the site is not located in an area of High or Medium Conservation Value (DECC). The site is included in Bungendore's urban area and its vegetation comprises cleared, grazed pasture. There are no known threatened species, flora or fauna on the site. The site contains cleared pasture and there are no trees or development on the site. Accordingly, the rezoning will not result in any major impact on native vegetation, ecological communities and their habitats. The site is not in close proximity to ephemeral or reliable water sources and comprises highly disturbed soils that have been historically used for grazing. Development on the adjoining sites and wider area has not uncovered any evidence of historical Aboriginal occupation. As such, it is considered highly unlikely that areas, objects or places of significance will be uncovered in the future redevelopment of site.
8. Quality and Equity in Services <i>Quality health, education, legal, recreational, cultural and community development and other government services are accessible</i>	Available and accessible services: > Do adequate services exist? > Are they at capacity or is some capacity available? > Has Government planned and budgeted for further service provision?	The rezoning of the site would, subject to separate approval, permit up to ten additional residential lots. Service provision in Bungendore and the wider QPRC area is anticipated to be sufficient for this relatively small number of additional dwellings.

	> Developer funding for required service upgrade/access is available?	
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Table 4: Sustainability Criteria

5.2.2 Is the proposal consistent with a council's local strategy or other strategic plan?

In addition to the Sydney to Canberra Regional Strategy, the Bungendore Land Use Strategy and Structure Plan is relevant to this planning proposal. It is understood that this document is currently being reviewed by QPRC however an assessment against the existing strategy which was endorsed in 2009, under the former LEP, is provided.

Bungendore Land Use Strategy and Structure Plan

It is understood that QPRC are currently in the process of reviewing the Bungendore Land Use Strategy and Structure Plan to better align with the PLEP 2014 and guide the development of Bungendore moving forward. To date, this plan has not been the subject of public exhibition so the existing Structure Plan has been considered in this section.

The proposal is considered consistent with the Bungendore Land Use Strategy and Structure Plan as it provides for residential land within 2km of the central administrative core of the town centre. The Structure Plan broadly indicates that the Site is suitable for traditional large lot housing however indicates an industrial zoning is appropriate.

While the existing strategy does not provide for this land to be rezoned, it is considered the proposal adds significant long term value and planning to the existing village by reducing expansion outside the existing village, establishing a more coherent and defined residential precinct to the south and creates a more inclusive urban form.

5.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

A preliminary assessment of the planning proposal's consistency with all State Environmental Planning Policies is provided below:

State Environmental Planning Policies (SEPP)	Consistent with SEPP	Comments
SEPP No. 14 – Coastal Wetlands	N/A	Does not apply to Queanbeyan-Palerang LGA
SEPP No. 15 – Rural Land-Sharing Communities	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that would hinder or contradict the application of the SEPP.
SEPP No. 19 – Bushland in Urban Areas	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 21 – Caravan Parks	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that

State Environmental Planning Policies (SEPP)	Consistent with SEPP	Comments
		would hinder or contradict the application of the SEPP. Proposal seeks to provide R2 Low Density Residential uses.
SEPP No. 26 – Littoral Rainforests	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 29 – Western Sydney Recreation Area	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 30 – Intensive Agriculture	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that would hinder or contradict the application of the SEPP. Intensive agriculture is not relevant to this Planning Proposal. The proposal seeks to provide, R2 Low Density Residential uses.
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP
SEPP No. 33 – Hazardous and Offensive Development	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that would hinder or contradict the application of the SEPP. Hazard and offensive development is not relevant to this planning proposal. The proposal seeks to provide R2 Low Density Residential uses.
SEPP No. 36 – Manufactured Home Estates	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain zones that would enable movable dwellings or manufactured home estates. Proposal seeks to provide R2 Low Density Residential uses.
SEPP No. 39 – Spit Island Bird Habitat	N/A	Does not apply to Queanbeyan-Palerang LGA.

State Environmental Planning Policies (SEPP)	Consistent with SEPP	Comments
SEPP No, 44 – Koala Habitat Protection	Yes	Applies to Queanbeyan-Palerang LGA. The site does not contain koala habitat.
SEPP No. 47 – Moore Park Showground	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 50 – Canal Estates	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 55 – Remediation of Land	Yes	Applies to Queanbeyan-Palerang LGA. A search of the NSW Environment Protection Authority (EPA) contaminated land records was conducted on 19 August 2016. The subject site has not been identified as 'contaminated land'. The site has been used for grazing purposes for a considerable period of time. There are no known contaminating uses to have occurred on the property that are likely to impede the change of zoning.
SEPP No. 59 – Central Western Sydney Regional Open Space and Residential	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 62 – Sustainable Aquaculture	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that would hinder or contradict the application of the SEPP. Proposal seeks to provide R2 Low Density Residential uses.
SEPP No. 64 – Advertising and Signage	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that would hinder or contradict application of the SEPP.

State Environmental Planning Policies (SEPP)	Consistent with SEPP	Comments
SEPP No. 65 – Design Quality of Residential Flat Development	Yes	Applies to Queanbeyan-Palerang LGA. Not relevant to the proposal which seeks to provide R2 Low Density Residential uses.
SEPP No. 70 – Affordable Housing (Revised Schemes)	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP No. 71 – Coastal Protection	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Penrith Lakes Scheme) 1989	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Kurnell Peninsula) 1989	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Housing for Seniors with a Disability) 2004	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP. Proposal seeks to provide R2 Low Density Residential uses.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP.
SEPP (Major Development) 2005	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP.
SEPP (Sydney Region Growth Centres)	N/A	Does not Apply to Queanbeyan-Palerang LGA.
SEPP (Mining, Petroleum and Extractive Industries) 2007	Yes	This planning proposal does not envisage or propose development for the purposes of mining, petroleum or extractive industries.
SEPP (Miscellaneous Consent Provisions) 2007	Yes	Applies to Queanbeyan-Palerang LGA.
SEPP (Infrastructure) 2007	Yes	Further consideration required if Gateway Determination is issued.
SEPP (Kosciusko National Park – Alpine Resorts) 2007	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Rural Lands) 2008	Yes	Applies to Queanbeyan-Palerang LGA. Proposal does not contain provisions that

State Environmental Planning Policies (SEPP)	Consistent with SEPP	Comments
		would contradict or hinder the application of the SEPP. Proposal seeks to provide R2 Low Density Residential uses.
SEPP (Western Sydney Employment Area) 2009	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Exempt and Complying Development Codes) 2008	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP
SEPP (Western Sydney Parklands) 2009	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Affordable Rental Housing) 2009	Yes	Planning proposal does not contain provisions that would hinder or contradict the application of the SEPP
SEPP (Urban Renewal) 2010	N/A	Does not apply to Queanbeyan-Palerang LGA.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Palerang is not located within the boundary of SEPP (Sydney Drink Water Catchment) 2011.
SEPP (State and Regional Development) 2011	Yes	Applies to Queanbeyan-Palerang LGA however is not applicable to the proposal.

5.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Pursuant to Section 117(2) of the EP&A Act, the Minister may issue directions to relevant planning authorities requiring consideration of key issues when preparing Planning Proposals.

A planning proposal may be inconsistent with a Section 117 direction if the relevant planning authority can satisfy the Director-General of the Department of Planning and Environment that the provisions of the planning proposal are justified, and that consideration has been given to the objectives of the direction.

An assessment of the consistency of the subject planning proposals against relevant Section 117 directions is provided below:

Ministerial Direction	Assessment
Employment and Resources	
1.1 Business and Industrial Zones The objectives of this direction are to: (a) encourage employment growth in suitable locations,	The proposal is inconsistent with this direction however it is argued that the inconsistency is of minor significance.

Ministerial Direction	Assessment
(b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres. A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	The IN2 Light Industrial zoning is inappropriate for the site. A more logical zoning for the site would be R2 – Low Density Residential which would more readily support the existing Bungendore centre. There is no reason to suggest the rezoning will undermine the employment prospects in Bungendore and greater Palerang. The rezoning of this isolated and currently vacant industrial site would be of minor significance to the availability of industrial land and employment opportunities within Bungendore.
1.2 Rural Zones	N/A – Site not located in land identified as a Rural Zones.
1.3 Mining, Petroleum and Extractive Industries	N/A – Planning proposal does not prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive metals.
1.4 Oyster Production	N/A – Site not located in land identified as Priority Oyster Aquaculture Areas.
1.5 Rural Lands	N/A – Site not located in land identified as Rural Lands
Environment and Heritage	
2.1 Environmental Protection Zones	N/A – The subject site is not located in an area as Medium to High Conservation Value, in accordance with the Bungendore Land Use Strategy and Structure Plan (sourced from DECC).
2.2 Coastal Protection	N/A – Site is not located in a coastal zone.
2.3 Heritage Conservation	N/A - According to PLEP 2014, the subject site is not in a heritage conservation area, an identified heritage item or adjoins a heritage item. The site is highly disturbed, grazed pasture and it is highly unlikely that the site would contain Aboriginal objects, places or landscapes of importance.
2.4 Recreation Vehicle Area	N/A - The planning proposal does not contain provisions that will permit

Ministerial Direction	Assessment
	recreational vehicles on sensitive land or land with conservation values
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A – The site is not located in the geographic area to which this direction applies.
Housing, Infrastructure and Urban Development	
3.1 Residential Zones The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	Consistent The planning proposal will, subject to further approval, allow the site to be subdivided into approximately 10 residential lots. The future residential lots would be located within walking distance of existing services within the Bungendore town centre and may improve housing choice available within the local market. The rezoning of this site, within the existing urban area, will not contribute to urban sprawl and is of good and logical design. Servicing of the site would be subject to the relevant infrastructure and utility contributions and approval of the site, prior to the commencement of residential development.
3.2 Caravan Parks and Manufactured Home Estates	N/A – The planning proposal seeks to provide R2 Low Density Residential Zone on the subject site. The proposal does not alter provisions in relation to Caravan Parks and Manufactured Home estates.

Ministerial Direction	Assessment
3.3 Home Occupations Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent	Consistent – In the event that the site is successfully rezoned R2 Low Density Residential, it is recommended that home occupations be listed as a permissible use.
3.4 Integrating Land Use and Transport The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	Consistent The site is located 750 metres south of King Highway and central Bungendore. The planning proposal will provide additional residential land in close proximity to existing services in the Bungendore town centre. The Site will provide a rational extension of the adjoining R2 Low Density Residential zoned land and will permit the redevelopment of this otherwise underutilised site.
3.5 Development Near Licensed Aerodromes	N/A – The planning proposal does not seek to create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.
3.6 Shooting Ranges	N/A – The planning proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
Hazard and Risk	
4.1 Acid Sulfate Soils	N/A – The planning proposal does not provide for an intensification of land uses

Ministerial Direction	Assessment
	on land identified as having a probability of containing acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	N/A – Site not located within a Mine Subsidence District.
4.3 Flood Prone Land	N/A – The site is not located on land identified as Flood Prone Land, pursuant to PLEP 2014.
4.4 Planning for Bushfire Protection The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	Consistent – The planning proposal is shown on Council's bushfire map as bushfire prone land 'Class 2' A Bushfire Assessment has been attached with this planning proposal, demonstrating the site can comply with mitigation and protection requirements.
Regional Planning	
5.1 Implementation of Regional Strategies The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The proposal is inconsistent with this direction however it is argued that the inconsistency is of minor significance and the planning proposal achieves the overall intent of the Sydney-Canberra Corridor Regional Strategy. The proposal has demonstrated consistency with the sustainability criteria and will provide residential land uses within the established Bungendore township. The proposal will assist in meeting the residential housing targets set by the strategy and presents a reasonable and logical expansion of the existing residential zone.
5.2 Sydney Drinking Water Catchments	N/A – Site is not within the Sydney drinking water catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A – Site not within the NSW far north coast.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A – The site is not located in the vicinity of the existing and/or proposed alignment of the Pacific Highway.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield	Revoked
5.6 Sydney to Canberra Corridor	Revoked
5.7 Central Coast	Revoked

Ministerial Direction	Assessment
5.8 Second Sydney Airport: Badgerys Creek	N/A – Site not located in the vicinity of any future second Sydney airport at Badgerys Creek.
5.9 North West Rail Link Corridor Strategy	N/A – Site not located in Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.
Local Plan Making	
6.1 Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent – The planning proposal will not modify approval and referral requirements for future Development Applications on the site.
6.2 Reserving Land for Public Purposes	N/A – The proposal seeks to rezone land from IN2 Light Industrial to R2 Low Density Residential, which does not result in a net reduction of land for public space.
6.3 Site Specific Provisions	Does not apply.
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	N/A - Not within the Strategy area.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A – Not within the area to which the direction applies.

5.3 Section C – Environmental, Social and Economic Impact

5.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

If the Site contains critical or threatened species or their habitat, it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&A Act and the *Threatened Species Conservation Act 1995*.

A desktop review of the ACT Commissioner for Sustainability and Environment indicates that the following plant and animal species occur in the (former) Palerang council area:

- Twenty-seven plant species in the council area are listed as endangered or vulnerable in NSW and/or nationally; and
- Fifty-one vertebrate animal species recorded in the former Palerang Council Area are listed as endangered or vulnerable. They include 16 mammals, 23 birds, seven amphibians, three reptiles and two fish.

Historically the site has been cleared of native vegetation and used for grazing. The site comprises very poor quality grazed grass which has resulted in significant loss of natural habitat for native plants and animals.

As identified in the Land Use Strategy and Structure Plan, the subject site is not located in an area of High or Medium conservation value (DECC). A desktop study was undertaken on NSW

office of Environment and Heritage BioNet, the website for the Atlas of NSW Wildlife, which did not identify any species sightings on the subject land.

An extract from the Terrestrial Biodiversity Map (Sheet BIO_004, Figure 19) from the PLEP 2014 broadly designates the Site as containing biodiverse land. As previously discussed, the Site comprises cleared and grazed pasture which is highly disturbed and has very little biodiversity value. As a result, it is anticipated that the rezoning will result in a negative net impact on the existing environment.



Figure 17: Broad scale Identification of High and Medium Conservation Value Areas

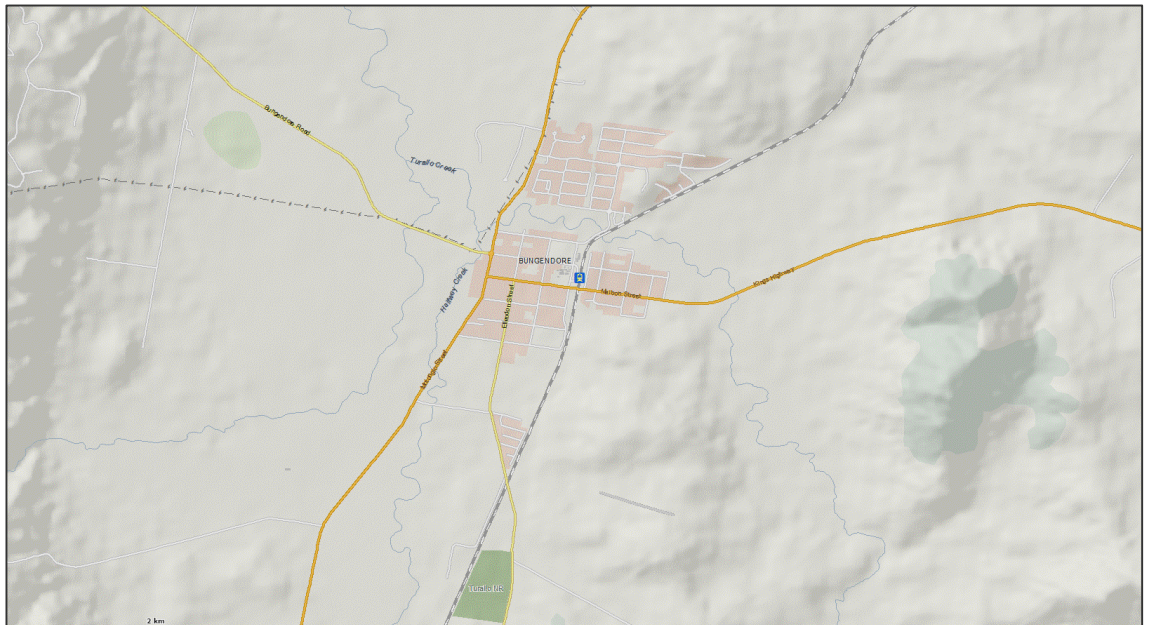


Figure 18: NSW BioNet Map

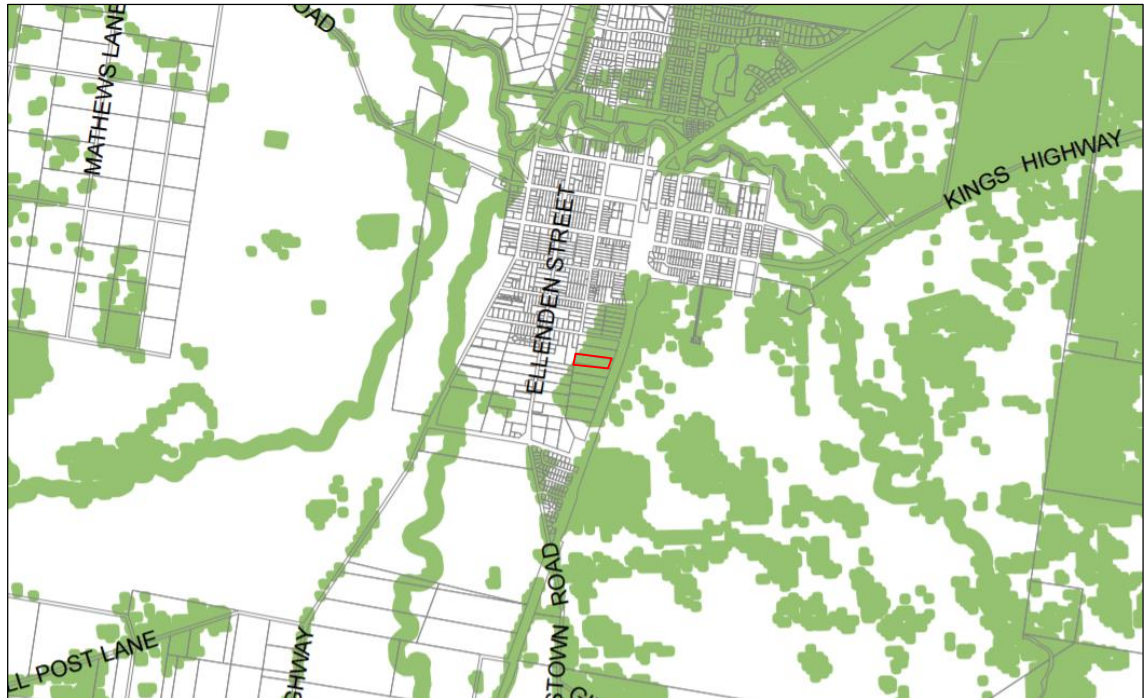


Figure 19: Extract from the Terrestrial Biodiversity Map PLEP 2014

5.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be mitigated

This section outlines an assessment of the key considerations of the planning proposal as described in the preceding sections of this report, and including:

- Drainage;
- Bushfire;
- Traffic and Access;

Drainage

A drainage assessment report has been prepared by SMEC in relation to the Site and surrounds in order to demonstrate that the rezoning of the subject site will not adversely impact the existing characteristics of the catchment.

The Site relies upon an existing 3m wide drainage easement which has been incorporated in the drainage design for the adjoining subdivision to the south (Majara St Stage 2). This drainage easement is to be upgraded as part of the subdivision works in Stage 2 and will increase the flow capacity.

However, it is relevant to note that in changing the zoning from IN2 Light Industrial to R2 Low Density Residential, the likely runoff will be reduced. Industrial sites are assumed to be 100% impervious due to structures and hardstand areas. Comparatively, the drainage model has assumed the site to have an impervious area of 70%.

Notwithstanding, the model demonstrates that with the upgrades proposed to the easement and the inclusion of detention storage within the future subdivision (subject to separate approval), the future development of the Site for residential purposes will not increase peak flows or adversely impact the characteristics of the catchment. If required, opportunities to increase the detention storage within the Site in order to provide a freeboard in the easement, can be considered in the detailed hydraulic design of the future subdivision.

A full copy report is attached and marked **Annexure 1**.

Bushfire

A Bushfire Hazard Risk Assessment Report was prepared by Bushfire & Excavation Solutions, which provides an assessment of bushfire risk and bushfire protection measures relevant to residential and light industrial land within Lots 3–6 Majara Street Bungendore NSW.

The report makes a series of recommendations and conclusions in relation to the threat of bushfires in the area. A full copy report is attached and marked **Annexure 2**.

The report states that this proposal can comply with *Planning for Bushfire Protection 2006* (PBP 2006), as required under section 100B of the *Rural Fires Act 1997* and section 79BA of the *Environmental Planning and Assessment Act 1979*, subject to the following protection measures:

- APZ management within the subject site.
- Residential bushfire construction in accordance with the provisions of AS 3959-2009.
- Standards relating to the provision of water supplies and utilities required for fire-fighting operations.
- Standards relating to the construction of public roads and emergency access to the site.

The recommended mitigation measures include the maintenance of an Asset Protection Zone; provision of AS 3959-2009 building construction standards; provision of utilities required for fire-fighting; and the provisions of standards relating to public road and emergency access. These measures reasonably address the aim and objectives of PBP 2006 and are consistent within the relative and current bushfire risk to the subject development site.

The proposal is capable of satisfying the intent of the performance criteria of Planning for Bush Fire Protection (PBP) 2006 and as a considered opinion can therefore meet the specific objectives for a residential subdivision development.

Economic

An Economic Study was undertaken by Elton Consulting, which provides an economic analysis of the Palerang LGA. A full copy report is attached and marked **Annexure 4**.

In 2011, 61.4% (i.e. 4,862 persons) of the Palerang's working residents travelled outside of the local government area (LGA) for work. Only 26% of the working residents live and work in the Palerang LGA.

Between 2006 and 2011, there was strong employment growth in Public Administration and Safety sector in the Palerang LGA. Combining with the employment location of residents, the data suggests that a large amount of the residents live in Bungendore and work in the ACT within the public service sector.

The Sydney-Canberra Corridor Regional Strategy 2008 also highlighted that the future potential demand for industrial land (i.e. logistics, warehousing and transport, and manufacturing) was likely to occur in the vicinity of major regional centres (i.e. Queanbeyan) which have access to regional transport infrastructure.

The study also stated that the newly formed Queanbeyan-Palerang Regional Council has an adequate supply of industrial land that is accessible from Bungendore which includes: subdivision of Beard on the ACT/Queanbeyan border, Hume, Fyshwick, and the proposed future industrial estate of Eastern Broadacre near the suburb of Symonston.

In 2015, a land valuation was released on the behalf of the Valuer General for the purpose of rating and taxing purposes. The report indicated that some of the larger blocks in Bungendore Village have been subdivided recently, while others are subject to development application consideration. Larger R2 Low Density Residential zoned land recorded a 1.42% increase to 2014 values, whilst over the period 2012-2015 these blocks recorded a 0.96% overall increase.

The Valuer General report also found that Bungendore has an insignificant industrial market with 34 properties based in the Village. For the 2014/2015 review period; no sales were recorded resulting in no change to the value levels which are consistent with Queanbeyan LGA.

Similarly, the Queanbeyan LGA has experienced a slight decline in the overall valuation of industrial land with the market remaining quite subdued over the last seven years. In Canberra, there is a surplus of industrial land which has resulted in the decrease in land value over the past 3 years.

The Economic Study concludes that stagnation in number of sales and value for industrial land demonstrates that there is, regionally, little demand for industrial land. If the market condition changes, there is surplus supply of industrial land in Queanbeyan and the ACT to satisfy future demand.

Traffic Impact

A Traffic Impact Assessment Report has been prepared by SMEC Pty Ltd dated December 2016, which assess a hypothetical development scenario of the site and associated traffic generation that would result from the proposed rezoning. A full copy of this report is attached and marked **Annexure 5**.

The development scenario used in the traffic model includes 10 new lots on the subject land (Lot 3 DP 1195030) and three additional lots on the portion of land at Lot 4 DP 1195030, directly adjoining the subject site to the south. Lot 4 DP 1195030 is currently zoned R2 Low Density Residential and is the residual lot in a former subdivision (DA2016.014).

The anticipated yield is 10 residential lots on the Site, as coloured blue in the indicative subdivision layout below.

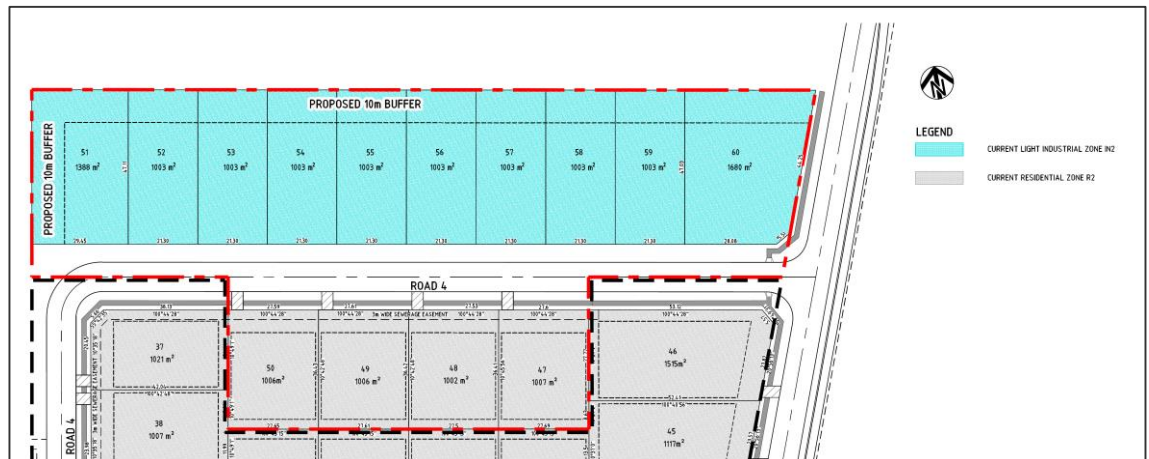


Figure 20: Hypothetical Development Scenario

Based on RMS Trip Generation Rates, the proposed additional 10 residential lots (plus the additional 3 new lots on the adjoining R2 Low Density zoned land) would generate an additional 130 daily trips, including 11 during the AM peak and 14 during the PM peak.

Based on the current network of roads, it is considered that the additional traffic demand is likely to impact three local intersections: north of the site at Majara Street and Malbon Street (Kings Highway) and south-west of the site at Finch Street and Ellendon Street; and at Trucking Yard Lane and Mongolo Street (Kings Highway). However, the expected volume is still below the capacity of King Street, which is 600 vehicles/hour per lane.

A comparison of the current and estimated traffic demand on nearby roads is provided in the table below.

Location	Current		After Development		% ADT Increase
	ADT	Peak Hour	ADT	Peak Hour	
59 Butmaroo Street	345	35	358	36	4%
Ellendon Street (Rutledge – Forster)	1,077	108	1,110	111	3%
121 Ellendon Street	804	80	869	87	8%
64 Ellendon Street	1,480	148	1,513	151	2%
53 Majara Street	337	34	350	35	4%
Molonglo Street (south of Gibraltar)	986	99	1,019	102	3%
Molonglo Street (south of Malbon)	4,923	492	4,988	499	1%
Trucking Yard Lane (east of Kings Highway)	753	75	818	82	9%

Figure 21: Comparison of Traffic Demand - Current and Estimated

Figure 21 shows a comparison of the current and estimated traffic demand and identifies Trucking Yard Lane and Ellendon Street as having the highest proportional increase in daily

traffic at 9% and 8% respectively. The anticipated post development peak hour traffic at 82 vehicles per hour (Trucking Yard Lane) and 87 vehicles per hour (Ellendon Street) remain considerably below the capacity specified by the RMS Guide which allows up to 600 vehicles/h per lane.

The assessment demonstrates that the traffic impact of the proposed residential development on the surrounding network is not significant and the road network has enough spare capacity to accommodate the additional traffic generated by the proposed development.

5.3.3 Has the planning proposal adequately addressed any social and economic effects

As discussed previously, a search of the Office of Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) was undertaken on 15 August 2016. No aboriginal sites were recorded within 200m radius of the subject site.

The site is not in close proximity to ephemeral or reliable water sources, and comprises highly disturbed soils that have been historically used for grazing. Moreover, the residential subdivision of the site to the south has been undertaken without uncovering any evidence of historical Aboriginal occupation. Therefore, it is highly unlikely the Aboriginal objects and/or places will be found on the subject site.

The subject site has not been identified as a heritage item in the PLEP 2014 or the Office of Environment & Heritage register.

The proposal would result in an additional 10 lots which equates to a population of 27 people, based on the average household size (per dwelling) of 2.67 (Profile ID, 2016). This represents an increase of 0.17% when compared to the current population (i.e. 15,897 people). Therefore, it is unlikely that the planning proposal would have significant impact on the existing social infrastructure such as schools and hospital or the existing Bungendore Centre as the rezoning will generate a small amount of population.

The subject site is located within a short drive from Queanbeyan, a major regional centre, that provides regional services, shopping and education, recreation and employment.

Any future development on the subject site will require the payment of Section 94 contributions. The contribution will be directed toward public amenities and services required as a consequence of development. A Section 64 Contribution Plans was also adopted by the Queanbeyan-Palerang Council which levies toward the provision of water, sewerage and stormwater infrastructure.

The planning proposal will have positive economic effects as the rezoning will facilitate residential development on the subject site which will generate construction job opportunities within the Queanbeyan-Palerang LGA.

5.4 Section D – Commonwealth and State Interests

5.4.1 Is there adequate public infrastructure for the planning proposal?

Public infrastructure is already available with significant upgrades occurring as a consequence of surrounding residential development in the immediate locality. The proposed rezoning

would allow further low density residential subdivision to occur and the creation of an additional road to provide access to the subject lots from Majara Street.

5.4.2 What are the views of State and Commonwealth public authorities in accordance with the gateway determination?

Consultation with the following government agencies is anticipated, in the event that gateway approval is received.

- a) NSW Office of Environment and Heritage
- b) NSW Rural Fire Service
- c) NSW Roads and Maritime Services
- d) Transport for NSW
- e) NSW Office of Water
- f) NSW Environmental Protection Authority
- g) Fire and Rescue NSW
- h) NSW Department of Education and Communities
- i) NSW Police
- j) NSW Health
- k) Ambulance Service of NSW
- l) John Holland (Railway Infrastructure)
- m) NSW State Emergency Service

6 COMMUNITY CONSULTATION

The planning proposal will be exhibited for 28 days and is anticipated to generate a minimal amount of local interest within the community, given the nature of the existing land and adjoining land uses.

In addition to an advertisement being placed in the local newspapers, adjoining property owners will be notified and documents will be placed on Council's website.

Further community consultation will be undertaken in accordance with the normal statutory process of notification and exhibition of the Planning Proposal once Gateway Determination is received.

7 PROJECT TIMELINE

Stage	Anticipated completion date
Planning proposal reported to Queanbeyan-Palerang Council	January 2017
Anticipated commencement date (date of gateway determination)	April 2017
Anticipated timeframe for government agency consultation	May and June 2017
Anticipated commencement and completion dates for public exhibition period	July 2017
Anticipated timeframe for consideration of submissions	August 2017
Anticipated date of reports to Council	September 2017
Anticipated date of submissions, Council report and recommendation to the NSW Department of Planning and Environment and to finalise the draft local environmental plan	November 2017
Anticipated date local environmental plan will be amended	December 2017

ANNEXURE 1 – PRELIMINARY DRAINAGE ASSESSMENT

ANNEXURE 2 – BUSH FIRE RISK ASSESSMENT AND COMPLIANCE REPORT

ANNEXURE 3 – PLANNING APPLICATION DRAWINGS

ANNEXURE 4 – ECONOMIC STUDY

ANNEXURE 5 – TRAFFIC IMPACT ASSESSMENT